

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, January 10, 2022** at 6:30 pm in Wren Memorial Library and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Hudson presiding.

MEMBERS PRESENT: Albert Alston, Dennis Brooks, Butch Hudson, Linda Kolpack-Martindale, Travis Patterson (Remote), Ann Radcliffe

MEMBERS ABSENT: Darryl Andrews and Randy Parks.

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows & Planner I Dalton York

APPROVAL OF AGENDA

A motion to approve the agenda was made by Radcliffe, seconded by Alston and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, November 8, 2021 Minutes was made by Kolpack-Martindale, seconded by Alston and unanimously approved.

NEW BUSINESS

a) Rezoning – 17885 US 64 W – A-R

Esperanza Fernandez proposes to rezone 9.6 acres from Highway-Commercial (H-C) to Agricultural-Residential (A-R). The subject property is identified as 17885 US 64 W and parcel # 90402. The surrounding parcels are currently agriculture, church, residential, single family residential and radio station. The neighboring parcels are in A-R and H-C zoning districts. There is currently public water along US 64 and public sewer on the property. The land development plan recommends mixed-use/conservation and recreation for the property.

Kolpack-Martindale made a motion that the amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends:

- 1. Mix use areas are often near major streets and highways and contain a variety of residential land uses. Residential uses in these areas may be standalone residential structures.*
- 2. Limit impacts of development of the environment and promote sustainability.*
- 3. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, and roads.*
- 4. Encourage the development of affordable housing.*
- 5. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.*
- 6. Encourage preservation of sensitive environmental areas from development,*
Seconded by Brooks and unanimously approved.

b) Rezoning - 118 W 2nd St – C-C

The Town of Siler City proposes to rezone 1.71 acres from Light-Industrial (L-I) to Central Business (C-C). The subject property is identified as 118 W 2nd St. and parcel # 61343. The subject property is owned by Farout Inc. Recommended from the UNC School of Government Development Finance Initiative, it was suggested that a mixed-use development would be beneficial to the Siler City Mills area. The Downtown Advisory Committee took the recommendation to the Town Board on December 6th, 2021. The Town Board directed staff to initiate the amendment process on December 6th, 2021. The surrounding properties include multi-family housing, studio apartments, coffee shops, retail, offices, the railroad, and light manufacturing. The subject property is surrounded by C-C and I-L zones. The land development plan recommends mixed-use for the parcel.

Hudson made a motion that the amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends:

1. ***Mix- use areas are often in the central business, and contain a variety of commercial, public, and residential land uses.***
2. ***Residential uses in these areas are typically at a high density and may be standalone residential structures or in a shared structure with a commercial use.***
3. ***Limit impacts of development on the environment and promote sustainability.***
4. ***Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads.***
5. ***Encourage attractive commercial development in appropriate locations suitable for commercial purposes.***
6. ***Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses.***
7. ***Improve the appearance of properties.***
8. ***Limit the proliferation single purpose highway-oriented commercial areas and encourage mixed-use development.***
9. ***Allow redevelopment of single purpose commercial sites into mixed-use sites overtime.***
10. ***Promote Downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.***
11. ***Encourage the development of affordable housing.***
12. ***Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.***
13. ***Encourage efficient use of transportation networks.***
14. ***Urban Development densities should be restricted to areas in which sufficient water and sewer service is available.***
15. ***Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.***

Seconded by Kolpack-Martindale and unanimously approved.

c) UDO Amendment – Article 13: Section 180 “Miniparks Required” & Section 182 “Useable Open Space”

The Town of Siler City proposes the following text amendments to the UDO: §180 Miniparks required, §182 Useable Open Space (Residential developments located within the Downtown Siler

City Districts shall be exempt). Discussed between Town staff and UNC School of Government, Recommended by the Downtown Advisory Committee. On December 6th, 2021, the Town Board asked staff to initiate the amendment process. The amendment would exempt residential development with over 13 units from the recreational facility & a minimum of 5% open space requirement.

Brooks made a motion that the amendment is approved and consistent with the adopted Land Development Plan and any other officially adopted plan because the land development plan recommends:

1. **Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.**
 2. **Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.**
 3. **Modify the development ordinances to be more user-friendly where possible,**
- Seconded by Kolpack-Martindale and unanimously approved.**

DISCUSSION

a) UDO Amendment – Recreational Vehicle (RV) Park

Item was recommended during the November 8th Planning Board meeting for approval. Suggested changes via Town Board were: RV Park developments would require conditional zoning approval and are only allowed in A-R zones; Section 158 (a)(4&5) would place a limit on the number of days to 90 total in a 12-month period and if crossed tent would be considered permanent occupancy which is prohibited, an extended occupation period of 180 days allotted for 20% of total sites rounded down for a person working within Siler City's ETJ; Under Section 158 (e) RV Parks would be required to meet the same standards as a subdivision for on-site recreation and open space, 5% open space would be required as well as recreational facilities or an available fee-in-lieu; Under 158 (e) 4, one site supervisor would be required to be always on duty and keep an accurate registry; Under 158 (e)(5) Water, sewer, and well will be required to meet City, County, and/or State requirements; Under 158(e)(6) applicant is required to provide a copy of the RV Park's proposed rules, covenants, and/or regulations. The planning board recommended that incidental service buildings (bathhouses, offices, etc.) be allowed. The planning board provided consensus of the proposed amendments.

PLANNING DIRECTORS REPORT

- a) Next Meeting: Will be held at the library on February 14th, 2022

ADJOURNMENT

A motion to adjourn at 7:27 p.m. was made by Brooks, seconded by Radcliffe and unanimously approved.



Butch Hudson, Chair

ATTEST:



Dalton York, Planner

